

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories listed in the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name University Club of Albany

other names/site number n/a

2. Location

street & number 141 Washington Avenue not for publication

city or town Albany vicinity

state New York code NY county Albany code 001 zip code 12210

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. See continuation sheet for additional comments.

Deputy Commissioner for Historic Preservation

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet for additional comments.

Signature of certifying official/Title _____ Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I hereby certify that this property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register. <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register. <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register.	_____	_____
<input type="checkbox"/> removed from the National Register.	_____	_____
<input type="checkbox"/> other, (explain:) _____ _____ _____	_____	_____

University Club of Albany
Name of Property

Albany, Albany County
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	1	buildings
		sites
		structures
		objects
1	1	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

n/a

Number of contributing resources previously listed in the National Register

n/a

6. Function or Use

Historic Functions

(Enter categories from instructions)

SOCIAL/clubhouse & meeting hall
RECREATION&CULTURE/sports facility
COMMERCE/restaurant
DOMESTIC/multiple dwelling

Current Functions

(Enter categories from instructions)

SOCIAL/clubhouse & meeting hall
RECREATION&CULTURE/sports facility
COMMERCE/restaurant
DOMESTIC/multiple dwelling

7. Description

Architectural Classification

(Enter categories from instructions)

LATER 19TH & 20TH CENTURY REVIVALS/Colonial Revival

Materials

(Enter categories from instructions)

foundation Stone
walls Brick/Stone
roof Tar & gravel
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

University Club of Albany

Name of Property

Albany, Albany County

County and State

8 Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
B Property is associated with the lives of persons significant in our past.
[X] C Property embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria considerations

(mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
B removed from its original location.
C a birthplace or grave.
D a cemetery.
E a reconstructed building, object or structure.
F a commemorative property.
G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
previously listed in the National Register
previously determined eligible by the National Register
designated a National Historic Landmark
recorded by Historic American Buildings Survey #
recorded by Historic American Engineering Record #

Areas of Significance

(Enter categories from instructions)

- Architecture
Social History

Period of Significance

1914-1925

Significant Dates

1914 - Rear addition constructed
1924-1925 - Front portion constructed after earlier bldg burned

Significant Person

(Complete if Criterion B is marked above)

n/a

Cultural Affiliation

n/a

Architect/Builder

Albert Fuller & William Robinson
Hoggson Brothers (William J. & Noble Foster Hoggson)

Primary location of additional data

- X State Historic Preservation Office
Other State agency
Federal agency
Local government
University
Other

Name of repository:

Albany Institute of History & Art

University Club of Albany
Name of Property

Albany, Albany County
County and State

10. Geographical Data

Acreege of property Less than one acre (0.386 acres)

UTM References

(Place additional UTM references on a continuation sheet.)

1	18	601540	4723320	3			
	Zone	Easting	Northing		Zone	Easting	Northing
2				4			

See continuation sheet

Verbal Boundary Description

Heavy black outline on attached map defines boundaries of the nominated district

Boundary Justification

Boundaries were drawn to encompass the greatest concentration of historic resources within the village limits that retain integrity.

11. Form Prepared By

name/title Kimberly Konrad Alvarez, Preservation Consultant

organization Landmark Consulting date 11/15/10

street & number 83 Grove Avenue telephone 518-458-8942

city or town Albany state New York zip code 12208

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name The University Club of Albany

street & number 141 Washington Avenue telephone 518-463-1151

city or town Albany state New York zip code 12210

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

The University Club of Albany – 141 Washington Avenue
Albany, Albany County

Section number 7 Page 1

Site Description

The University Club is located at number 141 Washington Avenue in the city of Albany, Albany County, New York. This block is part of the original grid layout planned in the late 1700s and early 1800s. This distinguished Colonial Revival style building is situated on the northwest corner of the intersection of Washington Avenue and Dove Street in a section of the City just two blocks from the State Capital, which is rich in historic and architectural significance with several local and National Register historic districts and individually-listed buildings. The University Club building sits across Washington Avenue from the National Register-listed Harmanus Bleecker Library (156 Washington Ave.) designed by the same architectural firm of Fuller & Robinson only one year prior and diagonally across from the Colonial Revival structure built in 1934 for the NY State Teachers Association. Across Dove Street is the National Register-listed William Gorham Rice Mansion & Albany Institute of History & Art Building (also designed by Albert Fuller). Within a block of the University Club are the Cathedral of All Saints, the NY State Department of Education Building (31 Washington), the Alfred E. Smith Building, the Fort Orange Club (110 Washington), the Walter Merchant House (188 Washington) and the Washington Street Armory. To the south of Washington Avenue is the National Register-listed Center Square/Hudson Park Historic District which is a cohesive collection of nineteenth-century residential, religious and commercial architecture encompassing a twenty-seven block area. The south side of Washington Avenue to the east and west of Dove Street comprises the nominated Lower Washington Avenue Historic District which at the time of this nomination has not yet been designated. The University Club was well sited on this prominent corner and together with its neighboring institutional organizations creates a significant intersection symbolizing the importance of education and culture within the community.

General Characteristics

The University Club, designed in the Colonial Revival style, is a three-story Flemish bond brick structure with white wood trim on a raised limestone basement. On the front façade (Washington Avenue), the building's fenestration is organized within five bays with each first story window recessed in brick arched openings, having a flat brick arch and limestone keystone. The first floor double hung windows begin at the floor level and include a decorative iron balustrade at the lower portion of the window opening. A molded limestone stringcourse wraps around the building at the approximate height of these iron balustrades. The second and third floor windows get progressively smaller in height as the floor levels go up but they retain the same flat brick arch and limestone keystone detail. A squared limestone stringcourse wraps from the front façade to the side at the level of the third floor window sill. A classical frieze and deep modillioned cornice terminates the third story.

The side façade (Dove Street) is also arranged with five bays and includes the main entrance with a formal entry portico supported by four clusters of attenuated columns. The classical entablature of the portico supports a flat roof with a decorative iron balustrade. Centered over the main entry porch is a Palladian-styled arrangement of a large round-headed window flanked by two smaller windows. Attached to the rear of this three-story block is an earlier two-story wing and further to the north is a smaller one-story addition which was previously a porch. The second floor wing seamlessly continues the Flemish bond brick work of the three-story front structure. Although the molded limestone stringcourse continues and wraps around to the rear façade, the first floor windows are shorter, with their sills set atop this stringcourse. All the windows are double-hung replacement sash with flat arches and a limestone keystone. The cornice of the two-story wing reflects the classical detailing of the prominent cornice on the three-story section, but the broad frieze is omitted, leaving only the modillions and projecting molding cornice with a brick parapet above. This cornice detail is further diminished in grandeur as it proceeds to the one-story porch addition, where there is simply a flush limestone beltcourse and brick parapet. The building has flat roofs at each level, and while the building on the lot to the west is built within 8 inches of the property line and four stories in height, when the two-story wing was added in 1914 it was designed with a light well cut out of the second floor plan on the west side. This was intended to provide the five sleeping rooms on the west side of a central corridor on the second floor with exterior window openings.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

The University Club of Albany – 141 Washington Avenue
Albany, Albany County

Section number 7 Page 2

On the interior, the main entry brings you in at a mid-floor landing with either a short run up to the first floor or a short run down to the basement level. In the basement, there is a large lounge/bar and dining area towards the front of the building and a four-lane bowling alley spanning under the entire rear wing along the west side. Restrooms, mechanical rooms and storage facilities make up the remainder of the basement level. At the first floor, a lounge with an inviting fireplace is entered upon ascending the stairs. Along the full front wall (fronting onto Washington Avenue) of the building is a large living room or assembly space with full height windows and fireplace. The room décor includes engaged pilasters, molded shadow box panels, projecting chimney breasts, broad crown moldings and cased ceiling beams. Toward the rear of the building are the club office and library and a large Dining room with kitchen facilities and the Terrace Room along the rear façade. On the second floor which is accessed by the main staircase or a secondary service stair, there is the President's room and the Billiard Room along the front façade, an office and restroom facilities. The second floor of the rear wing contains a total of 13 sleeping rooms on either side of a central corridor and two additional restrooms and the rear staircase. The second floor sleeping rooms include closets but do not include private baths. The third floor of the front portion of the building includes a central staircase and 10 additional sleeping rooms, three with private baths. There is a rear entry door that leads out to the flat roof over the two-story rear wing.

Outbuildings

At the rear of the property which stretches from Washington Avenue to Elk Street, there is a three-story brick structure which currently houses the Club's squash courts and a 2 ½ story structure right at the corner of Elk and Dove Streets which dates to the late 19th century as a carriage house/barn belonging initially to the adjacent property and later to the Victorian era house on the site of the present University Club. These buildings retains very little of their original fabric or structure reflecting their use as carriage houses. For the purpose of this nomination these attached rear outbuildings are considered non-contributing.

Alterations & Evolution

The building that exists today dates to 1924-25, although the Club has been located at this site since 1907 in the previous 1895 Queen Anne mansion. Just seven years after the Club moved into the old house, they fully renovated it to meet the needs of the Club and added the current rear addition to house a restaurant on the first floor and sleeping rooms on the second floor. These improvement made in 1914 also included the basement level bowling alleys and a new entrance (into old house) and change of grade on Dove Street where before the members entered off of Washington Avenue. The architects on record were the Hoggson Brothers of New York City who at that time were quite well-known for introducing a systematic "design-build" approach referred to as the *Hoggson Building Method*. They were particularly known for the decoration and furnishing of residences, club houses, libraries and business buildings. In November of 1923, the building suffered a fire that due to the onset of winter weather required full demolition. The opportunity for building a new structure allowed the club to incorporate all proper features needed by the Club including adequate dining facilities, proper ventilation of the assembly rooms, facilities for entertaining, athletic and kitchen facilities and a sufficient number of sleeping rooms. The present Clubhouse building was designed by the noted Albany architect, Albert Fuller and his firm of Fuller & Robinson with a grand opening held in May of 1925. When the building opened it included such modern features as an automatic refrigeration plant, fire alarm system, terrazzo floors in the basement, marble in the vestibules and main entrance and expanded and improved dining facilities. Since this major project, the Club has simply maintained the building and made standard upgrades such as new windows, roof repairs, utility upgrades and enclosure of the rear Terrace. The building retains its architectural integrity.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

*The University Club of Albany – 141 Washington Avenue
Albany, Albany County*

Section number 8 Page 1

SIGNIFICANCE STATEMENT

The Building which houses the University Club of Albany at 141 Washington Avenue is historically and architectural significant in the local history of Albany as the home of an important social and community organization. The building derives additional significance as an outstanding and remarkably intact example of the work of both the architectural firms of Hoggson Brothers of New York City and Albert Fuller and his firm of Fuller & Robinson, considered one of Albany's most influential local architects.

The University Club of Albany

In February of 1901 a group of men who had graduated recently from various colleges began discussing the formation of a club for professionals. They wished to have a place which they could call their own, where they could meet informally to talk, sing, play music and have a convivial time. This notion of creating a club of educated men was a common practice in prominent cities around the country. In Albany the local graduates were following the lead of founding their own University Club as was established elsewhere such as Chicago in 1887, in San Francisco in 1890, in Milwaukee and Portland in 1898. The fathers of most of the men were members of the Fort Orange Club and the younger generation decided to start a separate social club, regarding it as a junior to the older one, where men could remain until their sons were ready to replace them and they could move over into the Fort Orange Club. They endeavored to bring together men with different educational backgrounds and even opened the doors to men who had attended professional schools with no previous training within the sacred college walls.

A formation meeting was held on March 21, 1901 in the chapel of the Old Albany Academy opposite the current City Hall and a week later another meeting was held where committees on constitution, membership and finance were appointed. The Club was incorporated under the laws of the State of New York on May 9, 1901, with a Constitution adopted by 140 charter members on May 14, 1901 and given the corporation name "The University Club in the City of Albany, NY." The particular objective of the club was to establish and maintain a library, reading and assembly rooms, to promote social discourse among its members and to cultivate and maintain university spirit in the City of Albany. The number of directors was 19 (four officers + 15 other members) and a limit of 175 was established for resident members. Any man was eligible for membership in the club if he received a degree from a university or college of recognized standing, or graduated from either the US Military or Naval Academy.

On July 1, 1901 the first club house was opened within the former residence of the late Matthew Hale, at 99 Washington Avenue. (This was also the former home of Governor Tompkins in 1807). On April 30, 1907, the Club purchased the George I. Amsdell House at 141 Washington Avenue to serve as their club house and immediately began remodeling at a cost of \$10,000. In June of 1914, the Board of Directors was given authorization to add an extension off the rear of the club house to provide for a restaurant and additional sleeping rooms, while redecorating throughout the existing house. In March 1915, the constitution was amended as an effort to stimulate membership during the first World War to allow recent undergraduates to defer payment of half their entrance fee into the club and half their resident membership dues until three years after graduation. In 1916 the constitution was amended again to create associate memberships (those living outside of Albany but having a business located within the city bounds). In 1917 during World War I, the Board of Directors approved the motion to place members called into the military service outside of the city of Albany on a list of absent members and excused from payment of dues until the termination of the war.

As a way to cultivate intellectual discourse, a speaker series was established in 1908. In those early days many distinguished individuals spoke at the club and at Annual University Club dinners including U.S. President William H. Taft (3/19/1910); Earl Grey, Governor General of Canada (3/19/1910); Andrew Carnegie; Charles E. Hughes, Governor of NYS (4/21/1908); James Bryce, British Ambassador to the US (3/9/1911); John A. Dix, Governor of NYS (1/23/1912); William Sulzer, Governor of NYS (2/24/1913); Robert Laird Borden, Premier of Canada (2/24/1913); and Martin H. Glynn, Governor of NYS (4/15/1914). In March of 1910, Albany was abuzz with excitement because of President Taft's visit to the city. Albany made great preparations for his reception and people from miles around came into town to greet the President. The University Club held its Annual Dinner at the Ten Eyck Hotel on the evening of March 19th with more than 300 people gathered to see and hear the notable speakers. The Times-

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

*The University Club of Albany – 141 Washington Avenue
Albany, Albany County*

Section number 8 Page 2

Union reported the next day that “the banquet of the University Club will go down in history as a memorable incident. Probably more distinguished men were seated at the speakers’ table than at any other banquet ever held in Albany.” Earl Grey’s speech was said to have succeeded in promoting the spirit of fraternity between the two sister governments. The event “will surely occupy a prominent place in the historical annals of Albany and we congratulate the University Club upon the honor which it has shed upon this old city by gathering so many famous men around its banquet table.” (*Times Union* March 20, 1910)

Since 1901 the University Club has occupied only two clubhouses (with temporary use of the Fort Orange Club and the former Albany Institute building on State Street while various construction projects occurred). The first location was at 99 Washington Avenue roughly across the street from the current Fort Orange Clubhouse from 1901 to 1907. It was the former home of Governor Daniel Tomkins for a portion of the period that he was in office (1807-1817). The club had been leasing this building when in 1906, it was decided not to renew lease, but rather to purchase and relocate to another property. The north side of Washington Avenue between Swan and Dove streets in the late 19th and early 20th century was an exclusive residential area with grand homes. In 1907 the club purchased the Victorian-era Queen Anne style home of the late George Amsdell (1825-1906), the local brewer and proprietor of the Amsdell Brewing Company on Lancaster and Jay Streets, the largest brewery at the time. This house was a full three stories in height with a prominent angular and turreted bay. This house was fully renovated in 1914 when the Club added a modern extension off the rear to house a restaurant and additional sleeping rooms. Less than a decade later, in November of 1923, the building suffered a fire which resulted in extensive smoke and water damage. Although the structure was not severely compromised, the onset of winter weather and the resulting damage of the vacated building required the eventual demolition of the old Amsdell house.

The present clubhouse was reconstructed in 1924-25 as a result of a comprehensive planning process and solicitation of designs from three architectural firms - Strickland, Blodget & Law; Pember, Whittemore & Demers; and Fuller & Robinson. The architectural firms were compensated with \$100 each to develop sketches showing two elevations and floor plans and addressing the following challenges posed:

1. Reconstruct building by removing mansard roof, take off SE tower and porch on Washington Ave, square up rear addition with entrance on Dove Street.
2. At Basement, provide entrance to foyer, office space, billiard room (w/ 2 tables), coat room, stairway to main floor, store rooms, 2 bowling alleys (w/ room for 2 more) and change heating plant and toilets.
3. At 1st floor, add lounge or assembly room (24’x48’) along Washington Avenue front, ladies room and dining room isolated from rest of club; Directors’ meeting room, main dining room (with capacity of 160), a private dining room (capacity of 25), serving room, rear enclosed porch and toilets.
4. At 2nd floor, provide library and card room along Washington Avenue front, sleeping rooms to rear, toilets and baths.
5. At 3rd floor, provide sleeping rooms with 2 to have private baths, and common bathroom.
6. The total cost excluding the furniture and fixtures including architectural fees was not to exceed \$70,000.

The Committee unanimously determined the plans by Fuller & Robinson to be the best at meeting the requirements of the club and this firm ultimately designed the new structure. The 1914 addition was retained and repaired for the most part, as a new three-story structure matching the elegant Colonial Revival red brick and limestone detailing was added at the front. The club awarded the construction project to General Contractors, W. G. Sheehan Construction Co. for a total of \$185,000 – more than twice the cost budgeted. The contractors started immediately after receiving award on July 28, 1924 and proceeded quickly with intentions of being completed by April 1925. The building committee decided to make improvement during construction such as the installation of an automatic refrigeration plant to cool two modern, built-in cooling boxes, an icebox, and two refrigerators already in the club. It was also decided to put in place a modern fire alarm system. Although planned as a later phase of work, the third floor was added at the outset. Terrazzo floors were installed in the basement hallways and kitchens while marble was used in the vestibules and main entrance. A grand opening was held in May of 1925 and by the middle of October, the House Committee reported that the month

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

*The University Club of Albany – 141 Washington Avenue
Albany, Albany County*

Section number 8 Page 3

was one of the best months the Club had even seen. The following month of November saw the largest month of business in history of club.

This design and construction project is considered to have been the last major commission of noted Albany architect Albert Fuller. Albert W. Fuller was born in 1854 in Clinton, NY and died in Albany in 1934. While he had no official architectural education, he received his training as a draftsman in the office of Ogden and Wright from 1873-79. In 1883, he established the firm of Fuller & Wheeler with William Arthur Wheeler. Then Fuller practiced alone for a few years from 1897-1900 before going into partnership with William B. Pitcher who had been a draftsman in his office. From 1910 to 1923 he partnered with William P. Robinson. Fuller's designs included educational buildings, several YMCAs, banks and several institutional buildings and residences. Between 1881 and 1918, buildings designed by Fuller were published in national architectural magazines eleven times. Fuller's buildings were universally felt to be competently designed, comfortably up-to-date in the accepted style of the day and excellently constructed due in part to his careful site supervision. During his early years as an architect, Fuller was influenced by the Romanesque Revival designs of H.H. Richardson for public buildings and the Queen Anne and Shingle Style for domestic designs. As architectural tastes changed around the turn of the century to favor symmetry and formality, Fuller regularly employed the Renaissance Revival Style and later the Colonial Revival. At the time of his death, the Albany Times-Union newspaper noted in his obituary that Fuller was considered the "*Dean of Albany architects*" referencing his nearly 50 years of active practice in Albany during which time his firms were responsible for some of the city's most prominent structures.

While Albert Fuller's contribution and association with the University Club's building is most recognized, the involvement of the Hoggson Brothers firm out of New York City, is also worthy of note with regard to the architectural significance of the building. Noble Foster Hoggson and his brother William J., were responsible for the initial construction project of the Club in 1914 when the building was altered to accommodate specific functions spaces essential to the use of the building by the Club. In addition to the full renovation of the former Amsdell home, the Hoggson Brothers designed and built the portion of the building that includes the dining room and kitchen, the bowling alleys in the basement and the sleeping rooms on the second floor (Figures 1-3). They were also responsible for the initial effort to present a formal and dignified appearance exemplified with the Colonial Revival style. While the old Amsdell house was constructed in the Queen Anne style with its asymmetrical facades and variety of textures and planes, the rear addition was symmetrical and ordered with a strong limestone base, topped with Flemish bond brick wall planes broken only by stone or brick header stringcourses and regularly spaced window openings. The heavy classical cornice with modillions and squared parapet wall was a great departure from the steeply pitched slate roof punctuated by alternating gable roofed dormers and the turreted corner tower.

Noble Foster Hoggson graduated from Yale, and after some time working in New York City and traveling abroad, began his architectural practice in 1889. He specialized in the decoration and furnishing of residences, club houses, libraries and business buildings. His growing business demanded fuller coordination and a division of activities, so with his brother, William J. Hoggson, he entered into a partnership, and the Hoggson Brothers firm was begun. William had previously made a name for himself in business and within the partnership, he was given an opportunity to develop his business ideals. Together they conceived and put into practice a new plan of building construction with a single contract for the complete building operation. The Hoggson Brothers brought together and combined the functions of the architect and engineer, and builder and decorator, in one organization, under a single management in their systematic design-build approach which also strived to guarantee to the prospective building owner the cost of operation in advance. Hoggson Brothers were pioneers in the development of the 'Hoggson Building Method,' which they advertised in promotional booklets and for which they became nationally renowned. While their ideas seemed founded on altruistic principles, it was at the same time an outgrowth of necessity. Practical experience in handling the many facets of building combined with the growing unsatisfactory results in many construction phases were factors which led to the formulation of the Hoggson Building Method. The method was tried in all sections of the country and proved to offer a simpler, more thorough, speedier, more satisfactory and more economical building process compared to those involving many contracts and division of responsibility. With

See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

*The University Club of Albany – 141 Washington Avenue
Albany, Albany County*

Section number 8 Page 4

regard to the University Club addition, it is understandable that the Hoggson Building Method would have appealing to the Club board and membership who had made a resolution in March of 1914 to spend \$25,000 on alterations, improvements, decorations and furnishing for the house.

Historic Context

Today the University Club building sits on the northwest corner of the intersection of Washington Avenue and Dove Street just up the hill from the State Capital Building, the Albany City Hall and the central business district that originally grew along the banks of the Hudson River. As the City of Albany expanded westward up and over the hill beyond the then new State Capital in the 19th century, Washington Avenue was quickly lined with free-standing large homes on the north side and smaller, attached rowhouses on the south side. With the turn of the 20th century, several institutional buildings and tall apartment buildings were erected, many replacing earlier structures. In terms of architectural style, many employed the revival and modern styles of the times. The four buildings on the corner of Washington Avenue and Dove Street display the current architectural tastes of the first quarter of the 20th century and include the Renaissance Revival style, the Classical Revival style and the Colonial Revival style. The period during which the University Club occupied the property at 141 Washington Avenue coincides with a period of development and evolution along Washington where the streetscape reflected the shift in character from one of predominantly residential to one of mixed-use and increasingly commercial or institutional. This development pattern began with the founding of the Fort Orange Club and their purchase and conversion of #110 Washington in 1880, the construction of the Lathrop Memorial in the late 1880s, the commercial conversion of the corner dwelling at #200 Washington by Park Bank of Albany, as well as the construction of the New York State National Guard Armory, the Harmanus Bleecker Hall and the Albany Institute and Historical and Art Society buildings on the north side of Washington. This shift in character was well underway by the time the City of Albany adopted a new zoning ordinance in 1924 designating this stretch of Washington Avenue as a “business zone.” Additional institutional buildings were constructed and even encouraged as a result of this zoning change. Most institutional buildings involved the full conversion or replacement of prior dwellings, while many single-family row houses were converted to apartments and the parlor and basement levels changed to house offices or retail spaces.

The buildings on the four corners of this Washington Avenue & Dove Street intersection exemplified an emphasis on cultural institutions beginning with the building of the museum for the Albany Institute and Historical & Art Society in 1907. When the city of Albany celebrated the 200th anniversary of the chartering of the city in July 1886, an exhibition including 4,000 historic relics and art objects from the city's leading families was housed at the Albany Academy. Later that same year, the Albany Historical and Art Society (AHAS) was founded to raise funds to house many of the objects from the Albany Bicentennial Loan Exhibition. In 1897, the AHAS purchased a building at 176 State Street, and built an addition for an art gallery. In 1900 AHAS merged with the Albany Institute to form the Albany Institute and Historical and Art Society and purchased property on the north side of Washington Avenue near the corner of Dove Street. In 1908 their new museum building designed by the firm of Albert W. Fuller and William B. Pitcher was dedicated. This new Renaissance-style structure was built of buff-colored brick and Indiana limestone. This building has served as the Albany Institute's home ever since and in fact was expanded to include the historic William Gorham Rice home and the Rice Annex located adjacent to the museum building at the corner of Washington and Dove which were purchased by AIHA in 1968 and remodeled to house the administrative and curatorial offices and the library collections. The University Club followed the Albany Institute's lead to this prominent intersection in 1907 and in fact had considered purchase of the old State Street home of the Institute prior to their decision to move to 141 Washington Avenue. They did, however, lease the property at 176 State Street while they renovated the old Amsdell Home for their use. In 1923-24, the Harmanus Bleecker Library building at #156 Washington was constructed with funds raised through the sale of the nearby theatre, Harmanus Bleecker Hall (c. 1889). The library building was also designed by Albert Fuller while in partnership with William Robinson in the Classical Revival style. A year later, this same firm was commissioned to design the new home of the University Club to replace the fire damaged Amsdell Mansion. Instead of keeping the main entrance on Washington Avenue, the new building had its primary entry located on Dove Street, corresponding to the patterns set by the original Rice Mansion and the new Bleecker Library.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

*The University Club of Albany – 141 Washington Avenue
Albany, Albany County*

Section number 8 Page 5

In 1934, a new Colonial Revival-style building at #152 Washington Avenue, designed by Harold Fullerton was built for the New York State Teacher's Association. Fullerton used brick laid in Flemish bond to complement the nearby 1830-1850s row houses as well as the Harmanus Bleecker Library across the street and the University Club diagonally across the intersection. Also in keeping with the detailing of the library and University Club, #152 Washington has a dressed limestone base, stringcourses and lintel keystones, painted white trim and distinctive iron railings on the stairs of the main entry on Dove Street.

This prominent intersection contains historically and architecturally significant structures, many under the hand of notable Albany architect, Albert Fuller, but is also in close proximity from a number of architecturally significant historic districts, public landmarks and buildings designed for distinguished citizens by other well-known architects, including Philip Hooker, Charles & Edward Ogden, Walter Dickson, and Harold Fullerton. Although the buildings in this area exhibit great diversity in terms of their construction periods, styles, building materials and use, the built environment along this section of Washington Avenue which includes the University Club is remarkably intact and reflects a strong civic and cultural history.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

*The University Club of Albany – 141 Washington Avenue
Albany, Albany County*

Section number 8 Page 6



Figure 1: Historic images of the old Amsdell Mansion while owned by the University Club dating to between 1914-1923. View looking NW from across Washington Avenue & Dove Street. (University Club Archives.)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

*The University Club of Albany – 141 Washington Avenue
Albany, Albany County*

Section number 8 Page 7



Figure 2: Historic images of the old Amsdell Mansion while owned by the University Club dating to between 1914-1923. View of new rear addition looking SW from across Dove Street. (University Club Archives.)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

*The University Club of Albany – 141 Washington Avenue
Albany, Albany County*

Section number 8 Page 8

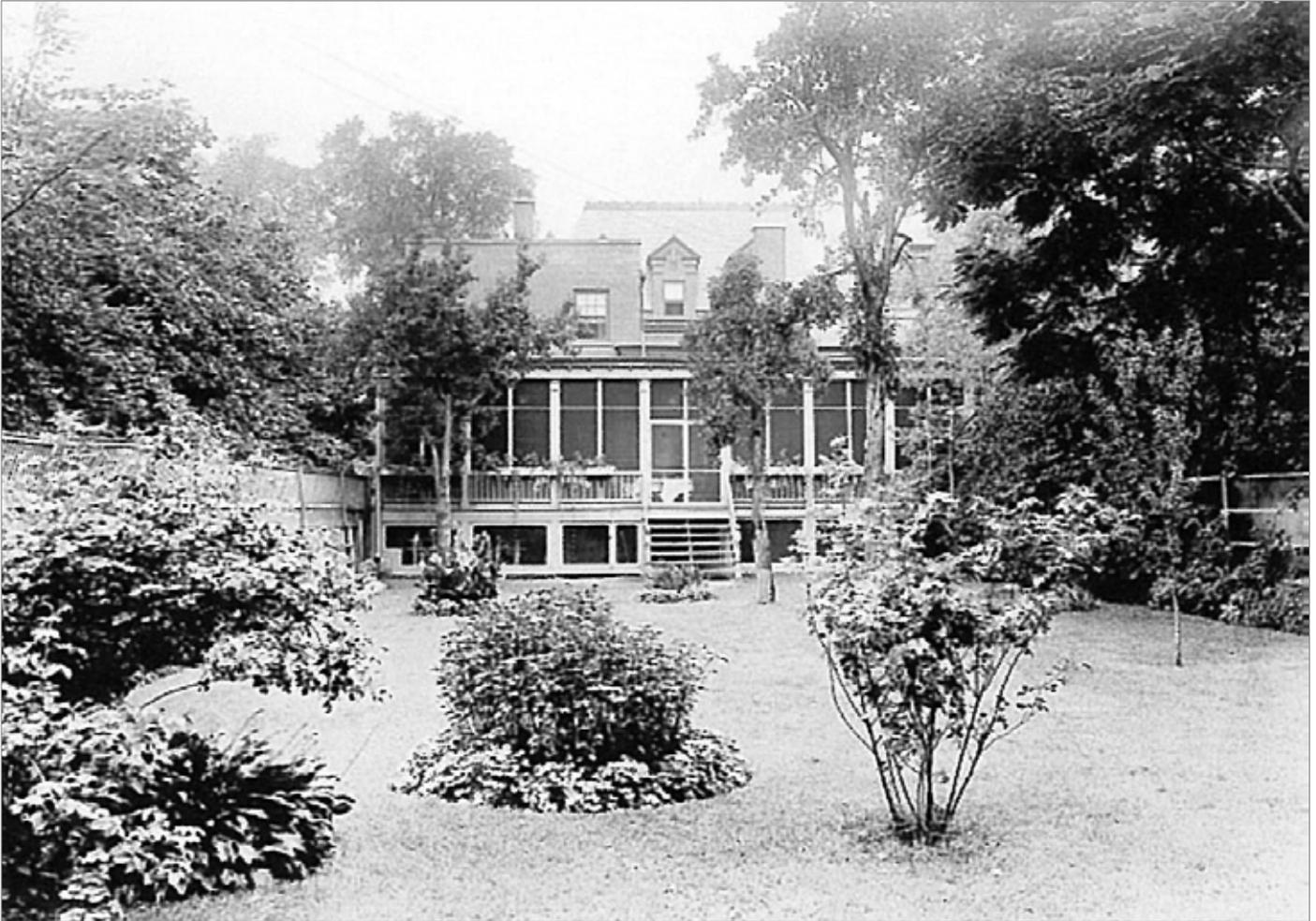


Figure 3: Historic images of the old Amsdell Mansion while owned by the University Club dating to between 1914-1923. View of rear porch or Terrace dining room and garden looking south from rear of property. (University Club Archives.)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

The University Club of Albany – 141 Washington Avenue
Albany, Albany County

Section number 8 Page 9



Figure 4: G.M Hopkins City Atlas of Albany, New York. Philadelphia: F. Bourquin, 1876.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

The University Club of Albany – 141 Washington Avenue
Albany, Albany County

Section number 8 Page 10

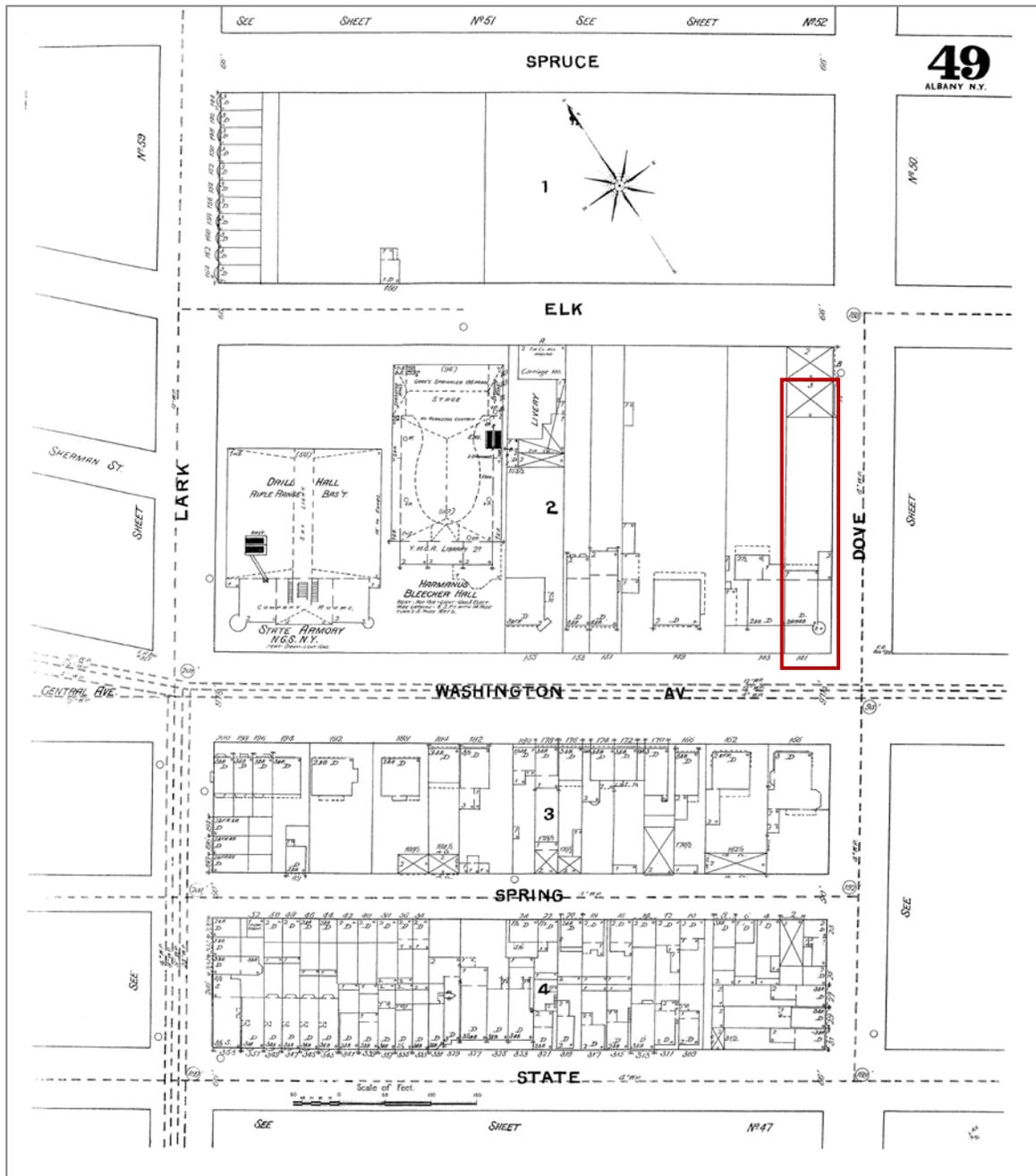


Figure 5: 1892 Sanborn Map Company Fire Insurance Maps of Albany, New York, New York: Sanborn-Perris Map Company Ltd.

See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

The University Club of Albany – 141 Washington Avenue
Albany, Albany County

Section number 8 Page 11

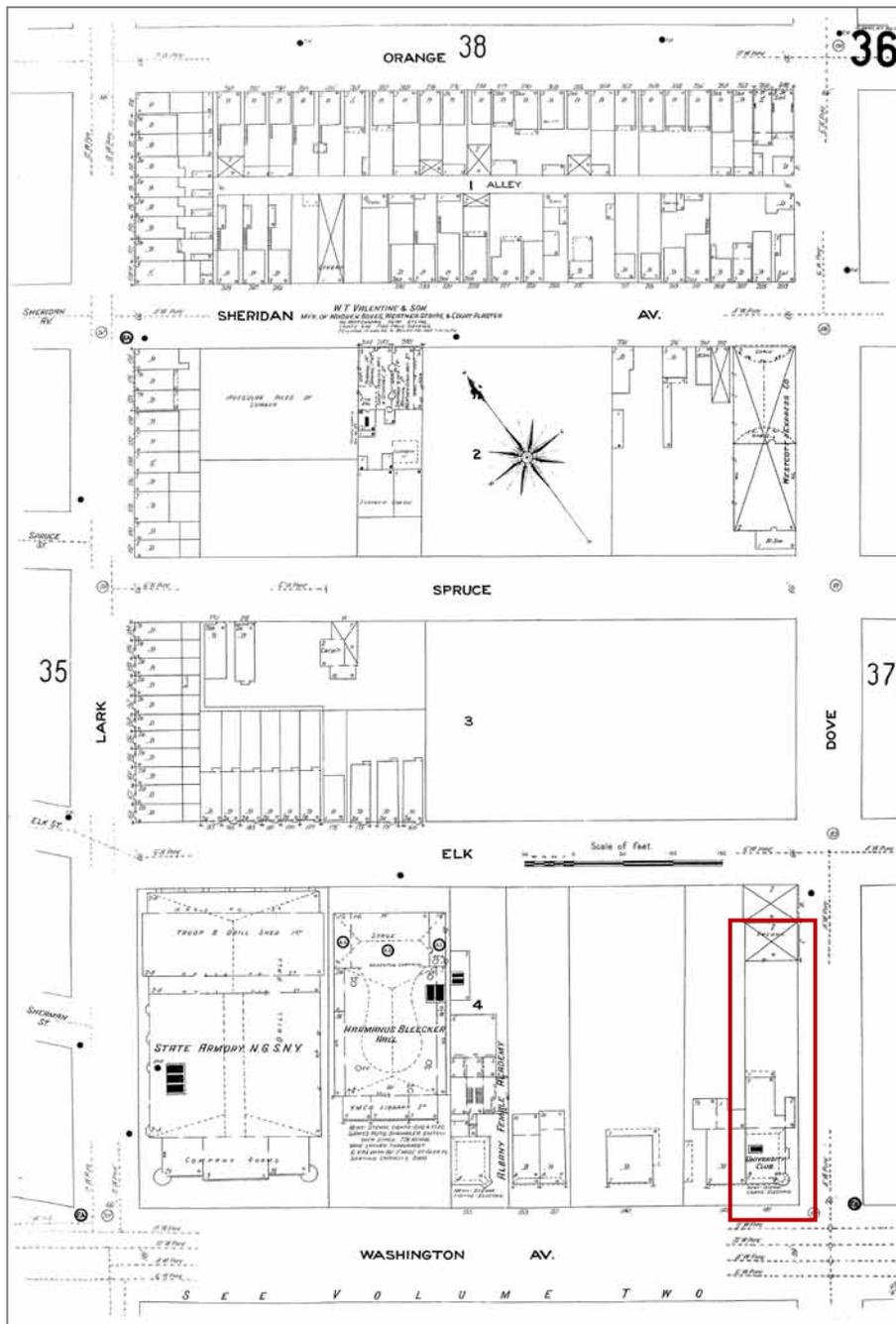


Figure 6: 1908 Sanborn Map Company Fire Insurance Maps of Albany, New York, New York: Sanborn-Perris Map Company Ltd.

X See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

The University Club of Albany – 141 Washington Avenue
Albany, Albany County

Section number 8 Page 12

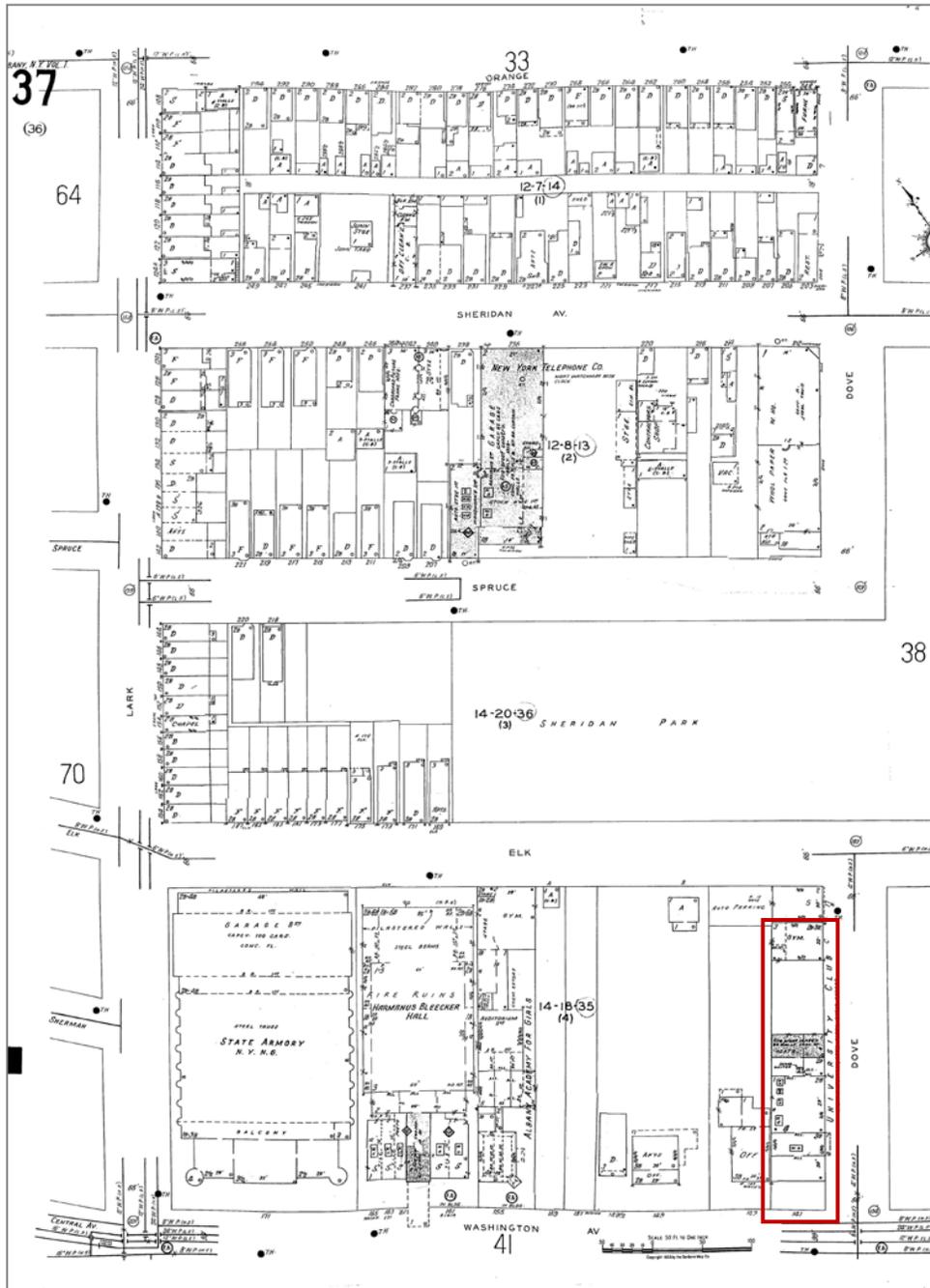


Figure 7: 1934 Sanborn Map Company Fire Insurance Maps of Albany, New York, New York: Sanborn-Perris Map Company Ltd.

See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

The University Club of Albany – 141 Washington Avenue
Albany, Albany County

Section number 9 Page 1

Bibliographical References

Gerber, Morris. Old Albany. (Volumes 1-4), Albany, NY: privately printed, 1961-79.

Brown, T. Robins. “*Albert W. Fuller*,” Architects in Albany. Albany, NY: Mount Ida Press and Historic Albany Foundation, 2009.

Waite, Diana S., editor. Albany Architecture. Albany, NY: Mount Ida Press, 1993.

Hoggson Brothers. The Hoggson Building Method. New York City: privately printed, 1910.

Unpublished Resources

Albany County Grantees, Grantor and Building Permit Indices: Albany County Hall of Records, 95 Tivoli Street, Albany, NY 12207.

Albany City Directories, 1853-1930. Albany, New York: Sampson, Davenport & Co.

Tax Assessment Rolls, City of Albany, at Albany County Hall of Records: 13th Ward, 1870-1915, 14th Ward, 1916-1964, 15th Ward, 1965-present.

Certificate of Incorporation of “The University Club in the City of Albany, N.Y.” Book 50, Page 709, April 8th, 1901.

The Constitution of the University Club of Albany. University Club Archives, 141 Washington Avenue, Albany, NY 12210.

The History of University Club of Albany – 1901- 1917. University Club Archives, 141 Washington Avenue, Albany, NY 12210.

Veillette, Paul T. The History of The University Club of Albany – Ninety Years: 1901- 1991. University Club Archives, 141 Washington Avenue, Albany, NY 12210.

The University Club of Albany Minutes, Vol. 1, May 1901-Nov. 1906. University Club Archives, 141 Washington Avenue, Albany, NY 12210.

The University Club of Albany Minutes, Vol. 2, Dec. 1906-March 1911. University Club Archives, 141 Washington Avenue, Albany, NY 12210.

The University Club of Albany Minutes, Vol. 3, April 1911-Sept. 1916. University Club Archives, 141 Washington Avenue, Albany, NY 12210.

The University Club of Albany Minutes, Vol. 4, Oct. 1916-March 1921. University Club Archives, 141 Washington Avenue, Albany, NY 12210.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

*The University Club of Albany – 141 Washington Avenue
Albany, Albany County*

Section number 9 Page 2

The University Club of Albany Minutes, Vol. 5, April 1921-Jan. 1925. University Club Archives, 141 Washington Avenue, Albany, NY 12210.

The University Club of Albany Minutes, Vol. 6, Feb. 1925-Nov. 1926. University Club Archives, 141 Washington Avenue, Albany, NY 12210.

University Club Foundation, Inc. Newsletters. Vol. 1, Issue 1 (May 2009); Vol. 1, Issue 2 (Aug. 2009); Vol. 2, Issue 1 (April 2010); Vol. 2, Issue 2 (Oct. 2010) , 141 Washington Avenue, Albany, NY 12210

Maps

- Hopkins, G.M., *City Atlas of Albany, New York*. Philadelphia: F. Bourquin, 1876.
- 1892 *Sanborn Map Company Fire Insurance Maps of Albany, New York*, New York: Sanborn-Perris Map Company Ltd., p. 49
- 1908 *Sanborn Map Company Fire Insurance Maps of Albany, New York*, New York: Sanborn-Perris Map Company Ltd., p. 36.
- 1934 *Sanborn Map Company Fire Insurance Maps of Albany, New York*, New York: Sanborn-Perris Map Company Ltd., p. 38.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

*The University Club of Albany – 141 Washington Avenue
Albany, Albany County*

Section number 10 Page 1

VERBAL BOUNDARY DESCRIPTION

The boundary for the nominated property is shown as the heavy black outline on the attached City of Albany Tax Map 65.80-4-33 and is the parcel located at the Northwest corner of the intersection of Dove Street and Washington Avenue. The parcel is 51 feet wide along Washington Avenue and 294 feet deep along Dove Street. See Attached Tax Map.

BOUNDARY JUSTIFICATION

The boundary of the nominated structure has been drawn to coincide with the current legal lot for the property. The outbuilding at the north end (rear) of the parcel has been noted in the nomination as non-contributing due to its greatly altered state.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

*The University Club - 141 Washington Avenue
Albany, Albany County, New York*

Section number 12 Page 1

PHOTOGRAPH LIST

Name of Property:	The University Club of Albany – 141 Washington Avenue
City:	Albany
County:	Albany
State:	New York
Photographer:	Kimberly Konrad Alvarez
Date of Photographs:	November/December 2010
Location of Original Digital Files:	NYS Office of Parks, Recreation and Historic Preservation, Peebles Island, Waterford, NY

Digital Photography

1. NY_AlbanyCounty_UniversityClub_001 – east facade, photographer facing west.
2. NY_AlbanyCounty_UniversityClub_002 - east side, view of rear addition c. 1914, photographer facing west.
3. NY_AlbanyCounty_UniversityClub_003- east side, photographer facing west.
4. NY_AlbanyCounty_UniversityClub_004 – south and east sides, photographer facing northwest.
5. NY_AlbanyCounty_UniversityClub_005 - south side, photographer facing north.
6. NY_AlbanyCounty_UniversityClub_006 – southeast corner of building, photographer facing north.
7. NY_AlbanyCounty_UniversityClub_007 – east side, detail of entry porch, photographer facing west.
8. NY_AlbanyCounty_UniversityClub_008 - interior, front parlor, photographer facing southeast.
9. NY_AlbanyCounty_UniversityClub_009 - interior, front lounge, photographer facing west
10. NY_AlbanyCounty_UniversityClub_010 - interior, dining room, photographer facing north
11. NY_AlbanyCounty_UniversityClub_011 -interior, stair hall, photographer facing east.
12. NY_AlbanyCounty_UniversityClub_012 - interior, basement level c. 1914 bowling alleys, photographer facing northwest.

Black & White Prints

13. NY_AlbanyCounty_UniversityClub_013 - south side, photographer facing north.
14. NY_AlbanyCounty_UniversityClub_014 – southeast corner, photographer facing northwest.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

*The University Club - 141 Washington Avenue
Albany, Albany County, New York*

Section number 12 Page 2

#1



#2



See continuation sheet

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

*The University Club - 141 Washington Avenue
Albany, Albany County, New York*

Section number 12 Page 3

#3



#4



See continuation sheet

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

*The University Club - 141 Washington Avenue
Albany, Albany County, New York*

Section number 12 Page 4

#5



#6



See continuation sheet

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

*The University Club - 141 Washington Avenue
Albany, Albany County, New York*

Section number 12 Page 5

#7



#8



See continuation sheet

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

*The University Club - 141 Washington Avenue
Albany, Albany County, New York*

Section number 12 Page 6

#9



#10



See continuation sheet

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

*The University Club - 141 Washington Avenue
Albany, Albany County, New York*

Section number 12 Page 7

#11



#12



See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

*The University Club - 141 Washington Avenue
Albany, Albany County, New York*

Section number 12 Page 8

#13

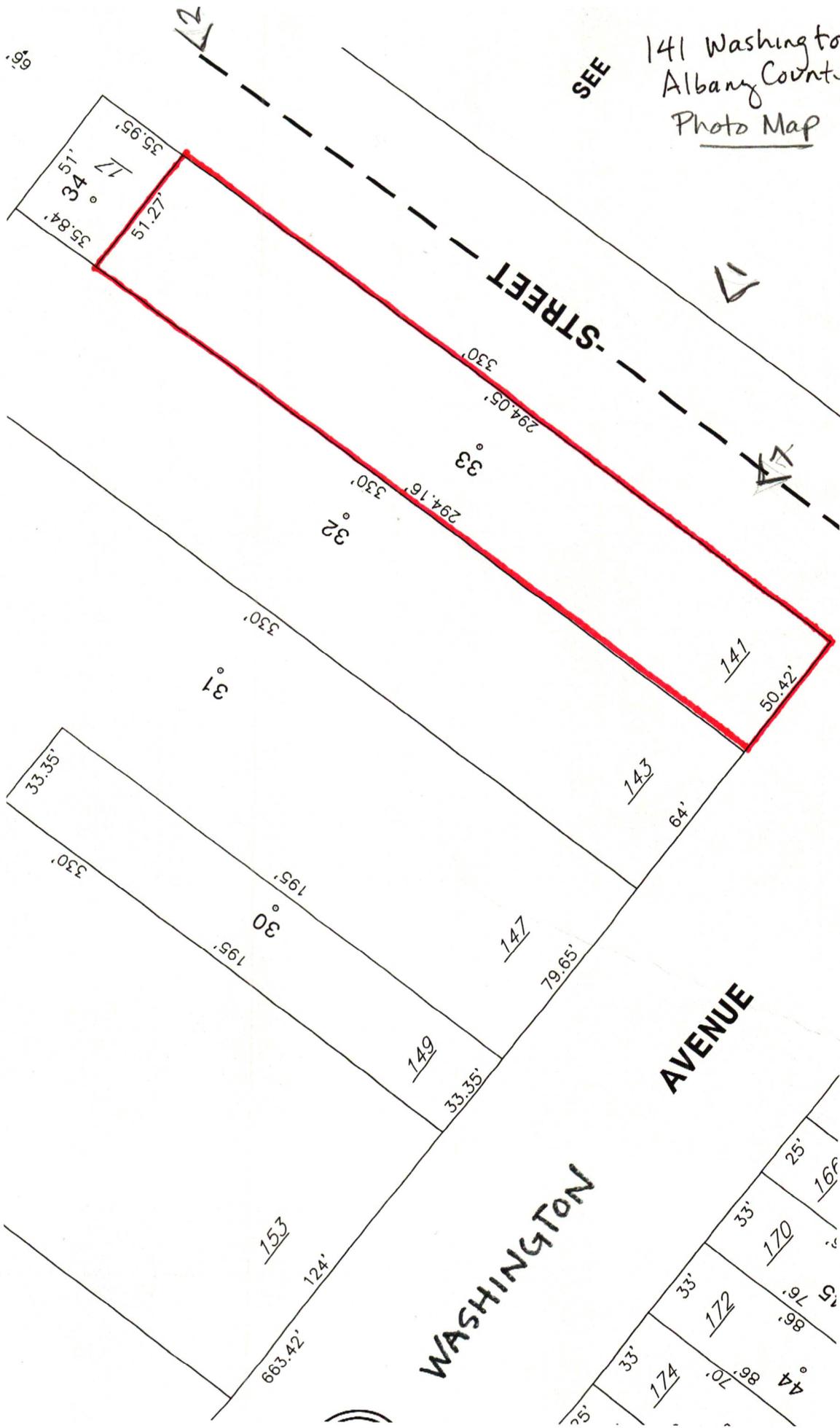


#14



See continuation sheet

SEE
141 Washington Avenue
Albany County, Albany, NY
Photo Map



United States Department of the Interior
National Park Service

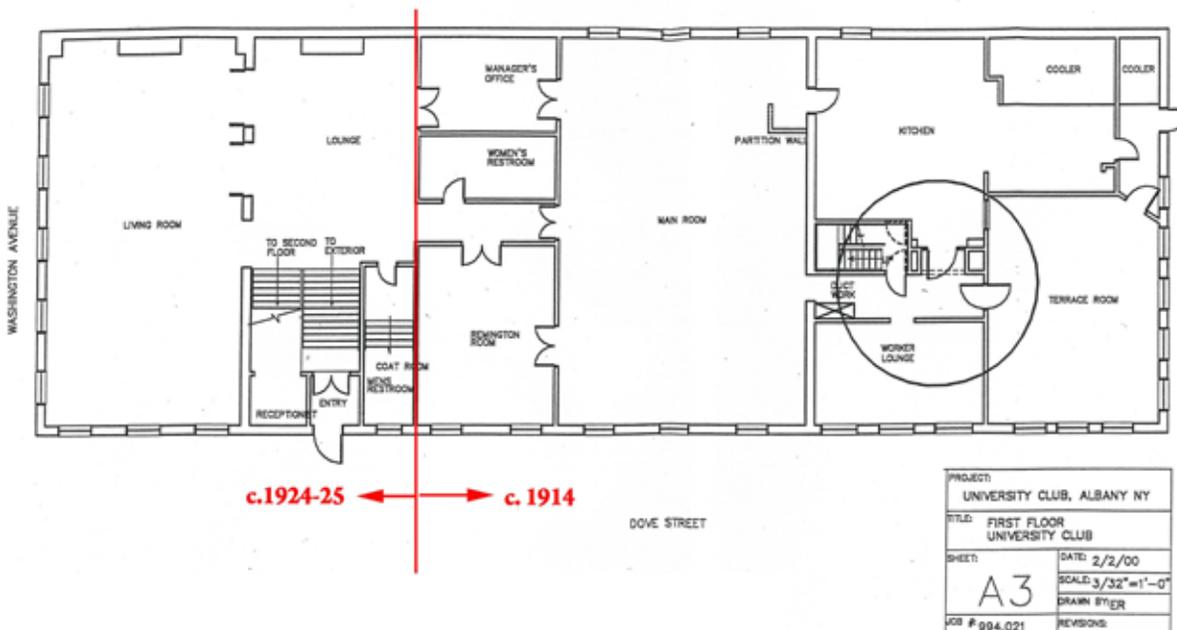
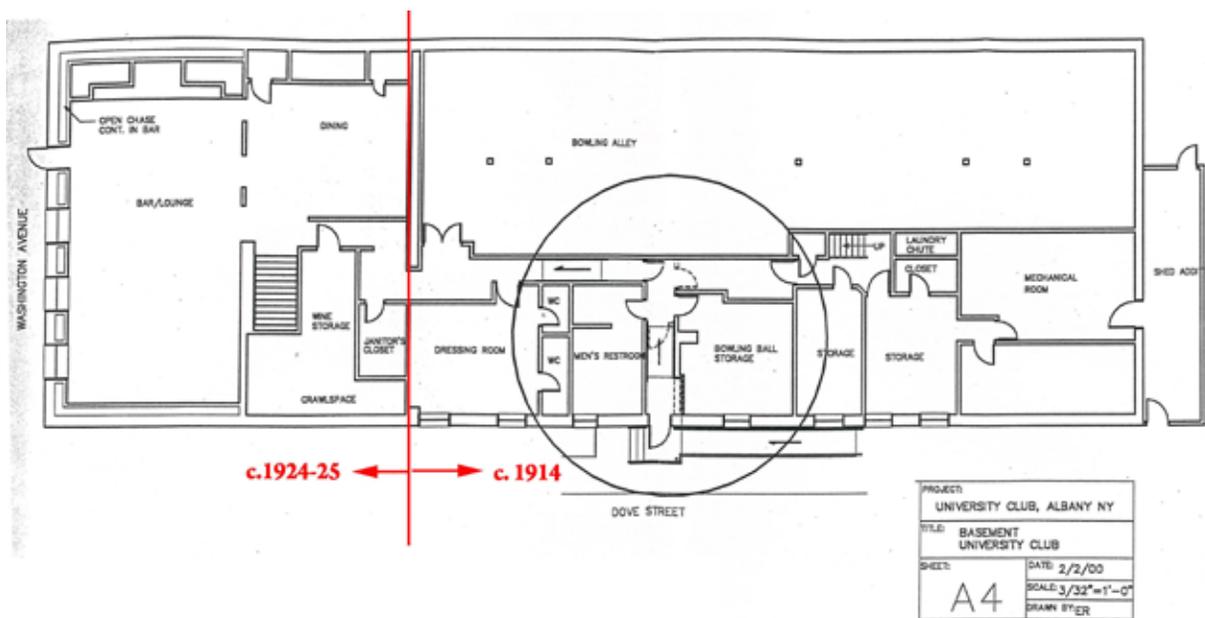
National Register of Historic Places
Continuation Sheet

The University Club of Albany - 141 Washington Avenue
Albany, Albany County

Section number 13 Page 1

Representative Floor Plans

The following floor plans were produced as part of renovation/repair efforts in 2000 by the Troy Architectural Program (TAP), Inc.



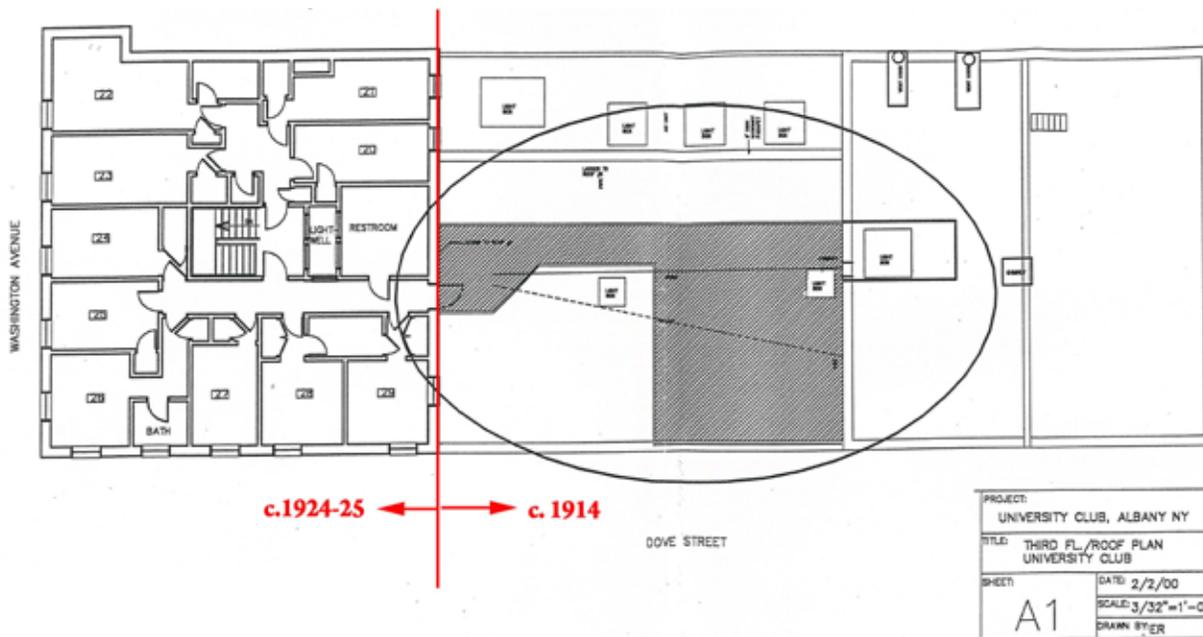
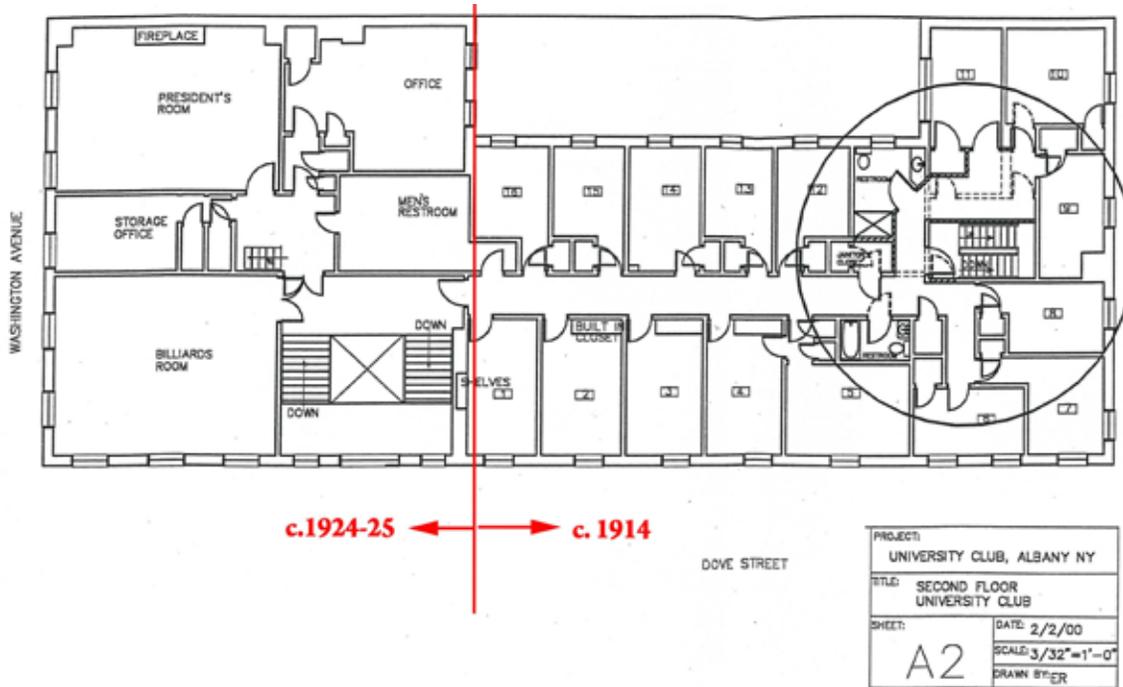
See continuation sheet

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

The University Club of Albany - 141 Washington Avenue
Albany, Albany County

Section number 13 Page 2



See continuation sheet